

\$389,000 - 5608 56a Avenue, Rocky Mountain House

MLS® #A2176758

\$389,000

4 Bedroom, 3.00 Bathroom, 1,193 sqft

Residential on 0.14 Acres

Rocky Mtn House, Rocky Mountain House,
Alberta

Here's a family friendly, well maintained, 4 bedroom home located in a quiet close across from Lochearn Park. The main level offers a big bright living room with a large south facing window to the park and a stone surround wood burning fireplace. Adjoining dining area with patio doors out to the back deck and an updated kitchen with all new appliances. 3 good sized bedrooms including the primary with a 2 piece ensuite plus a full 4 piece main bathroom. Downstairs is finished with a huge 4th bedroom, spacious rec room giving the family lots of space and potential to frame in a 5th bedroom if needed plus a 3 piece bathroom and large laundry/mechanical room with good storage. The home has had many upgrades including all new windows in 2019, vinyl plank flooring upstairs and carpet downstairs, paint in the last 5 years, shingles 10 years old, furnace and hot water tank 8 years ago and all 5 appliances new within the last 2 years. Outside we have a big fenced back yard with a back deck and ground level patio, raised garden boxes, a mature apple tree and a convenient storage shed. The double detached garage is heated and has 220 power. Lochearn park out front offers a playground, basketball court, ice rink in the winter and nice green space, plus there's a second park around the corner and the schools are just a few blocks away.

Built in 1976



Essential Information

MLS® #	A2176758
Price	\$389,000
Sold Price	\$379,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,193
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	5608 56a Avenue
Subdivision	Rocky Mtn House
City	Rocky Mountain House
County	Clearwater County
Province	Alberta
Postal Code	T4T 1H7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Central Vacuum, Vinyl Windows, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2024
Date Sold	February 10th, 2025
Days on Market	98
Zoning	LDR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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